

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

APRIL 17, 2014; 7:03 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN, TOM
DAY, JORY FRANCIS, SCOTT FREITAG AND JOY
PETRO**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, DAVE THOMAS, TERRY
COBURN AND THIEDA WELLMAN**

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Stevenson opened the meeting and led the Pledge of Allegiance. Councilmember Day gave the invocation. Scouts and students were welcomed.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Brown said the Family Recreation event, Flapjack Friday and Bingo Night, would be held tomorrow night from 6:00 p.m. to 8:00 p.m. at the Central Davis Jr. High Gymnasium. She said participants could play bingo for prizes and eat as many flapjacks as they wanted.

Councilmember Brown said the Family Recreation activity for May would be a family golf night on May 10th.

Councilmember Brown said there would be an Easter egg dive this Saturday at Surf 'n Swim.

PRESENTATIONS:

HILL AIR FORCE BASE PRESENTATION

Major Chris Long, Director of Operations of the 75th Operations Support Squadron, said he was the Assistant Military Coordinator for the Hill Air Force Base Air Show and Open House. Major Long expressed appreciation to the Mayor and City Manager for the City's continued support of Hill Air Force Base. He said on June 28th and 29th Hill Air Force Base would be hosting an open house and air show. Major Long said they were expecting about 400,000 spectators. He said performances would begin at 10:00 a.m. and there would be over 14 acts including the United States Air Force Thunderbirds and the United States Army Golden Knights, which was the Army parachute demonstration team. Major Long said this was a great event for the Air Force and the community.

Kevin Ireland with the Top of Utah Military Affairs Committee said he was the Air Coordinator for the Top of Utah Air Show Committee. Mr. Ireland said he was the guy that asked everyone for money to support the air show. He said they were greatly supported by the State, by many cities, and certainly by Layton City. Mr. Ireland said Layton would be impacted heavily by the air show and they had been working with UTA with being able to make ingress and egress on the Base much easier. He said with FrontRunner and the bus systems in place it would be a great opportunity for many families to enjoy a free, all day event. Mr. Ireland said this would be the largest lineup of acts they had ever had at the air show. He said this was one of the premier shows in the country, and because of community support, Hill Air Force Base was one of very few bases chosen by the Air Force to actually have a show. Mr. Ireland thanked the Mayor and Council for their support.

Mayor Stevenson said Mr. Ireland did a great job with the Air Show.

PROCLAMATION – JEWEL LEE KENLEY

Mayor Stevenson introduced Jewel Lee Kenley and expressed his appreciation for all the great things she did in the City. Mayor Stevenson read a proclamation proclaiming April 17, 2014, as Jewel Lee Kenley day in Layton City.

Ms. Kenley expressed appreciation to the Mayor and Council for the honor.

UTAH RECREATION AND PARKS ASSOCIATION – 2014 PROFESSIONAL AWARDS

Dave Thomas, Recreation Supervisor, said he worked with some of the finest individuals in the recreation industry in his Department. He introduced Kim Olsen, Executive Director, with the Utah Recreation and Parks Association. Dave said Mr. Olsen would be recognizing employees from the Layton Recreation Department that were honored at the recent Utah Recreation and Parks Association Annual Conference.

Mr. Olsen said the Utah Recreation and Parks Association was a membership association with about 800 members statewide. He said they were the local affiliate of the National Recreation and Parks Association. Mr. Olsen said they provided networking, resources, tools and advocacy to help strengthen the recreation profession and professionals in Utah. He said at their Annual Conference they tried to recognize some of the excellence in the State and they had some awards that were won by individuals from Layton City. He turned the time over to Patty Hansen, President of Utah Recreation and Parks Association.

Ms. Hansen thanked the Mayor and Council for the opportunity to be here this evening. She presented the Steve and Georgia Carpenter Professional Development Scholarship Award, which was a scholarship awarded to a young professional in the industry to further their education, to Chris Floyd.

Ms. Hansen presented the Inaugural Leadership Academy Award to Michelle Howard. She said this allowed twelve professionals in the State to participate in a 12 month learning program.

Ms. Hansen presented the 2014 Utah Recreation and Parks Association Citizen Advocate of the Year Award to Don Wilhelm. She said every city in the State wished that they had a Don Wilhelm. The recipients came forward to shake hands with the Mayor and Council.

PROCLAMATION – MARK W. NASH DAY

Mayor Stevenson read a proclamation proclaiming April 30, 2014, as Mark W. Nash day in Layton City.

CONSENT AGENDA:

BID AWARD – LARRY DALEY CONSTRUCTION – 2014 VARIOUS SANITARY SEWER REPAIRS – RESOLUTION 14-19

Terry Coburn, Public Works Director, said Resolution 14-19 authorized the execution of an agreement with Larry Daley Construction for the 2014 Various Sanitary Sewer Repairs Project. Terry said the project included the installation of 1,500 lineal feet of new pipe, manholes and other associated items in four separate areas of the City. He said the project would upgrade and repair the sanitary sewer system mains near 2600 East, Brookhurst Outfall, Diamond Street and Sugar Street, to alleviate broken pipes and low spots that had created continual maintenance issues. Terry said four bids were received with Larry Daley Construction submitting the lowest responsive, responsible bid of \$255,599.50; the engineer's estimate was \$229,000. He said Staff recommended approval.

ORDINANCE AMENDMENT – CHANGE NUMBER OF PLANNING COMMISSION MEMBERS FROM NINE TO SEVEN WITH A PROVISION FOR APPOINTMENT OF ALTERNATES – ORDINANCE 14-07

Bill Wright, Community and Economic Development Director, said Ordinance 14-07 would amend Title 2 of the Layton Municipal Code changing the number of Planning Commission members from 9 regular members to 7 regular members and 2 alternates. He said the existing 7 members would remain seated; alternate positions were vacant and those appointments would be discussed later in the meeting. Bill said the alternate members would participate in the work meetings and discussions but would only vote if a regular member was absent. Bill said this change was discussed by the Planning Commission. He said Staff recommended approval.

PLANNING COMMISSION BYLAWS AND RULES OF PROCEDURE REVISION – SECTION IV-D – RESOLUTION 14-11

Bill Wright said Resolution 14-11 related to the bylaws and rules of procedure for the Planning Commission. He said with the change from 9 to 7 regular members, it required a change in the bylaws relative to a quorum. Bill said a quorum would be changed from 5 members to 4 members. He said Staff recommended approval.

UTILITY EASEMENT VACATION – WINDSOR SQUARE COMMERCIAL SUBDIVISION, PHASE 3, LOT 302 AND PARCEL A – 85 WEST 2675 NORTH – RESOLUTION 14-14

Bill Wright said this property was located along 2675 North and involved the Windsor Square Commercial Subdivision. He said Resolution 14-14 would vacate a utility easement that had been in place for a water line. Bill said it was discovered that the easement was not located in the road right-of-way where the water line was actually located. He displayed a map identifying the easement on the property. Bill said Staff recommended approval of the easement vacation.

RIGHT-OF-WAY AND EASEMENT GRANT AGREEMENTS – QUESTAR GAS COMPANY – VARIOUS UTOPIA HUT SITES – RESOLUTION 14-18

Bill Wright said Resolution 14-18 involved right-of-way and easement grant agreements with Questar Gas Company for access to various UTOPIA hut sites within the City that were located on City owned property. He identified the sites on a map. Bill said Questar Gas was requesting the easements to provide service lines to backup generators for the UTOPIA hut sites. He said Staff recommended approval.

MOTION: Councilmember Freitag moved to approve items A, B, C, E and F of the Consent Agenda as presented. Councilmember Brown seconded the motion, which passed unanimously.

APPOINTMENTS TO THE PLANNING COMMISSION – C. BRETT NILSSON AND L.T. WEESE – RESOLUTION 14-17

Mayor Stevenson said with the change in the number of Planning Commission members, there were two openings for alternate members. He said he recommended that Brett Nilsson and L.T. Weese be appointed as alternate members to the Planning Commission. Mayor Stevenson said Mr. Nilsson's appointment was for three years and Mr. Weese's appointment was for two years to keep the positions on an alternating time schedule.

MOTION: Councilmember Freitag moved to approve item D of the Consent Agenda as presented. Councilmember Brown seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

DEVELOPMENT AGREEMENT AND REZONE REQUEST – CHRISTENSEN ENERGY SAVERS – R-1-10 (SINGLE FAMILY RESIDENTIAL) TO M-1 (LIGHT MANUFACTURING INDUSTRIAL) – APPROXIMATELY 201 EAST 2150 NORTH – RESOLUTION 14-10 AND ORDINANCE 14-03

Bill Wright said Ordinance 14-03 was a rezone request, and Resolution 14-10 was a development agreement relative to the rezone. Bill said the rezone request was being brought forward by the property owners, the Christensen Family, and Energy Savers. He said the property was located at approximately 201 East 2150 North and would be rezoned from R-1-10 to M-1. Bill identified the property on a map.

Bill indicated that the property was landlocked and was in an area of industrial zoning to the west and south, and residential zoning to the east. He said the property contained .442 acres and would be combined to the abutting property to the south and west and developed as one parcel. Bill said the property was located within the Accident Potential Zone (APZ) of Hill Air Force Base and had some specific easements on the property relative to the APZ. He said the M-1 zone was compatible with the APZ zone; residential zoning was not. Bill said no home could be built on the property.

Bill said the development agreement placed restrictions on what could be developed on the property. He said the proposal was consistent with the General Plan for the area and it was consistent with the APZ zone. Bill said the development agreement required that the property be combined with the property to the west and south. He said the Planning Commission recommended approval and Staff supported that recommendation.

Mayor Stevenson opened the meeting for public input. None was given.

MOTION: Councilmember Freitag moved to close the public hearing and approve the development agreement and rezone request, Resolution 14-10 and Ordinance 14-03. Councilmember Francis seconded the motion, which passed unanimously.

MISCELLANEOUS:

Gary Crane, City Attorney, introduced Tyson Willis, the newest attorney in the Legal Department.

Mayor Stevenson thanked Staff for the improvements made to the technology in the Council Chambers.

The meeting adjourned at 7:50 p.m.

Thieda Wellman, City Recorder